

FUTURE LAND USE DESIGNATIONS AND ALLOWABLE ZONING CLASSIFICATIONS

Notes Concerning Future Land Use Designations And Allowable Zoning Classifications

¹ See Policy FLU 1.7 and Objective FLU 14 for all parcels located within the Wekiva River Protection Area. See Policy FLU 1.8 for all parcels located within the Econlockhatchee River Protection Area.

² See Future Land Use Element Policies, future land use definitions and Land Development Code provisions for more specific land use definitions and requirements.

³ Net residential density is the number of dwelling units per net buildable acre. Net buildable acreage is the number of acres within the boundary of a development excluding areas devoted to road rights-of-way, transmission power line easements, lakes and wetland or flood prone areas. Floor Area Ratio is determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

⁴ Existing sites (as of Sept. 11, 1991) are permitted per Policy FLU 10.4. No new sites within Suburban Estates will be permitted.

⁵ The Comprehensive Plan sets forth the long range potential uses of property in the context of a lawful planning horizon and provides for a wide array of potential zoning classifications within each land use designation. The Allowable Zoning Classifications indicated for each land use designation may be allowed, but are not guaranteed. The appropriateness of a requested zoning classification within a land use designation will be determined based on availability of public facilities and services, impacts on natural resources, compatibility with surrounding zonings and uses and requirements of the Land Development Code. Other generally acceptable planning issues may also affect the appropriateness of assigning a particular zoning classification or approving a particular land use with regard to a particular parcel of property. See Policy FLU 12.5.

⁶ Rezoning to PUD, PCD, OP, RP, R-4, R-3, R3A, RM-3 and RM-2 require an accompanying master/site plan. A mixed use concept plan must be submitted as part of any applicant rezoning to MRO, MROC or MROCI.

***Commercial:** Commercial land use designations may be developed as mixed commercial/residential planned developments per Policy FLU 5.2.

***Conservation:** The exact boundary of Conservation areas is determined at time of development order or permit approval. All development must comply with Conservation Land Use, W-1 and FP-1 Zoning Classification requirements which take precedence over the underlying land use. (See Definitions Of Future Land Use Designations in FLU Element regarding allowed uses and special provisions of development.

***Higher Intensity Planned Development:** Policies FLU 5.6 through FLU 5.15 and the definitions of future land use in this Plan establishes the uses and special provisions for development with this future land use designation. HIP-Core minimum intensities are based on the ability to phase into the standards per Policy FLU 5.7. Limitations relating to height and noise contours may restrict maximum densities within the HIP-Airport area.

***Low Density Residential:** See Policy FLU 10.1 Affordable Housing Density Bonuses. Rezoning within this future land use designation are subject to the method for determining residential zoning compatibility required by the Land Development Code of Seminole County.

***Mixed Development:** Policy FLU 5.16 and the definitions of future land use in this Plan establishes the uses and special provisions for development with this future land use designation.

***Office:** See Definitions of Future Land Use Designations section of Future Land Use Element for details on architectural compatibility.

***Planned Development:** Planned Development (PD) land use designations are made through applicant requested amendments to the Future Land Use Map. Plan amendments to PD must be accompanied by a rezoning application including preliminary master/site plan. See Definitions of Future Land Use Designations section of Future Land Use Element for details on architectural compatibility.

***Recreation:** The PUD, A-3, A-5, and A-10 zoning classifications provide for properties designated for recreation/preservation use to be amended to the Recreation future land use designation without the need to undergo rezoning. The purpose of permitting these zoning classifications on the properties assigned the Recreation land use designation is to recognize existing zoning classification assignments and not to permit development within publicly owned property assigned the Recreation land use designation.

***Rural-3, Rural-5 and Rural-10:** PUD zoning is permitted only within the Econlockhatchee River Basin where a transfer of density is to be used in accordance with the provisions of the Econlockhatchee River Protection Overlay Standards Classification.

| FUTURE LAND USE ^{1,2} | NET RESIDENTIAL DENSITY [Dwelling Units Per Net Buildable Acre (DU/AC)] and FLOOR AREA RATIOS (FAR) ³ | ALLOWABLE ZONING CLASSIFICATIONS ^{5,6} |
|---|---|--|
| Conservation* | Overlay land use designation consisting of protected wetland and flood prone areas | A-1 |
| Rural-10* | Maximum 1 DU/10AC or 1 DU/5AC if units are sited specifically on 1 acre lots | PLI, PUD, A-10 |
| Rural-5* | Maximum 1 DU/5AC | PLI, PUD, A-5, A-10 |
| Rural-3* | Maximum 1 DU/3AC | PLI, PUD, A-3, A-5, A-10 |
| Suburban Estates | Maximum 1 DU/AC | A-1, RC-1, PLI, PUD, RM-3 ⁴ |
| Low Density Residential* | Maximum 4 DU/AC | R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, A-1, RC-1, PLI, PUD |
| | Maximum 7 DU/AC (Affordable Housing only) | PUD, R-AH |
| Medium Density Residential | Maximum 10 DU/AC | RM-1, RM-2, R-2, R3-A, R-1B, R-1BB, RP, all Low Density Residential zonings |
| High Density Residential | Greater than 10 DU/AC | R-3, R-4, all Medium Density Residential zonings |
| Mixed Development* | Maximum residential density - 20 DU/AC Maximum FAR - 0.35 (Commercial and Industrial) Maximum FAR - 1.0 (Office) | PUD, PCD, PLI, MRO, MROC, MROCI, and zoning in place at time Mixed Development designation is assigned |
| Planned Development* | Determined at time of Plan amendment | PUD, PCD |
| Higher Intensity Planned Development - Core* | Minimum residential density - 20 DU/AC Maximum residential density - 50 DU/AC Minimum FAR - 0.5 Maximum FAR - 1.0 | PUD, PCD, PLI, |
| Higher Intensity Planned Development - Transitional* | Maximum residential density - 20 DU/AC Maximum FAR - 0.35 | PUD, PCD, PLI, |
| Higher Intensity Planned Development - Target Industry* | Abutting residential area - 20 DU/AC All other areas - 50 DU/AC FAR abutting residential area - 0.35 DU/AC FAR all other areas - 1.0 | PUD, PCD, PLI, TI |
| Higher Intensity Planned Development - Airport* | Maximum residential density - 50 DU/AC Maximum FAR - 1.0 | PUD, PCD, PLI, TI, MRO, MROC, MROCI |
| Office | Maximum FAR - 0.35 | OP, RP, A-1, PUD, PLI |
| Commercial* (Conventional) (Mixed Use) | Maximum FAR - 0.35 Medium to high density residential uses | CN, CS, C-1, C-2, A-1, PUD, PCD, PLI, OP, RP |
| Industrial | Maximum 0.65 FAR | C-3, C-2, C-1, M-1A, M-1, M-2, A-1, OP, PUD, PCD, PLI |
| Public, Quasi-Public | Density/intensity established at the time of development approval | PLI, A-1 |
| Recreation* | Density/intensity established at the time of development approval | PLI, A-1, PUD, A-3, A-5, A-10 |